

BOSTON
PUBLIC
LIBRARY



BOSTON PUBLIC LIBRARY
GOVERNMENT DOCUMENTS DEPARTMENT
RECEIVED

JAN 14 1987

HYDE PARK AND ITS NEIGHBORHOODS

X 1200
Lvt
86/120

John Avault
Mark Johnson
With the assistance of Joseph Yotts

Boston Redevelopment Authority
Research Department

September 1986

Raymond L. Flynn, Mayor
City of Boston

Stephen Coyle, Director
Boston Redevelopment Authority

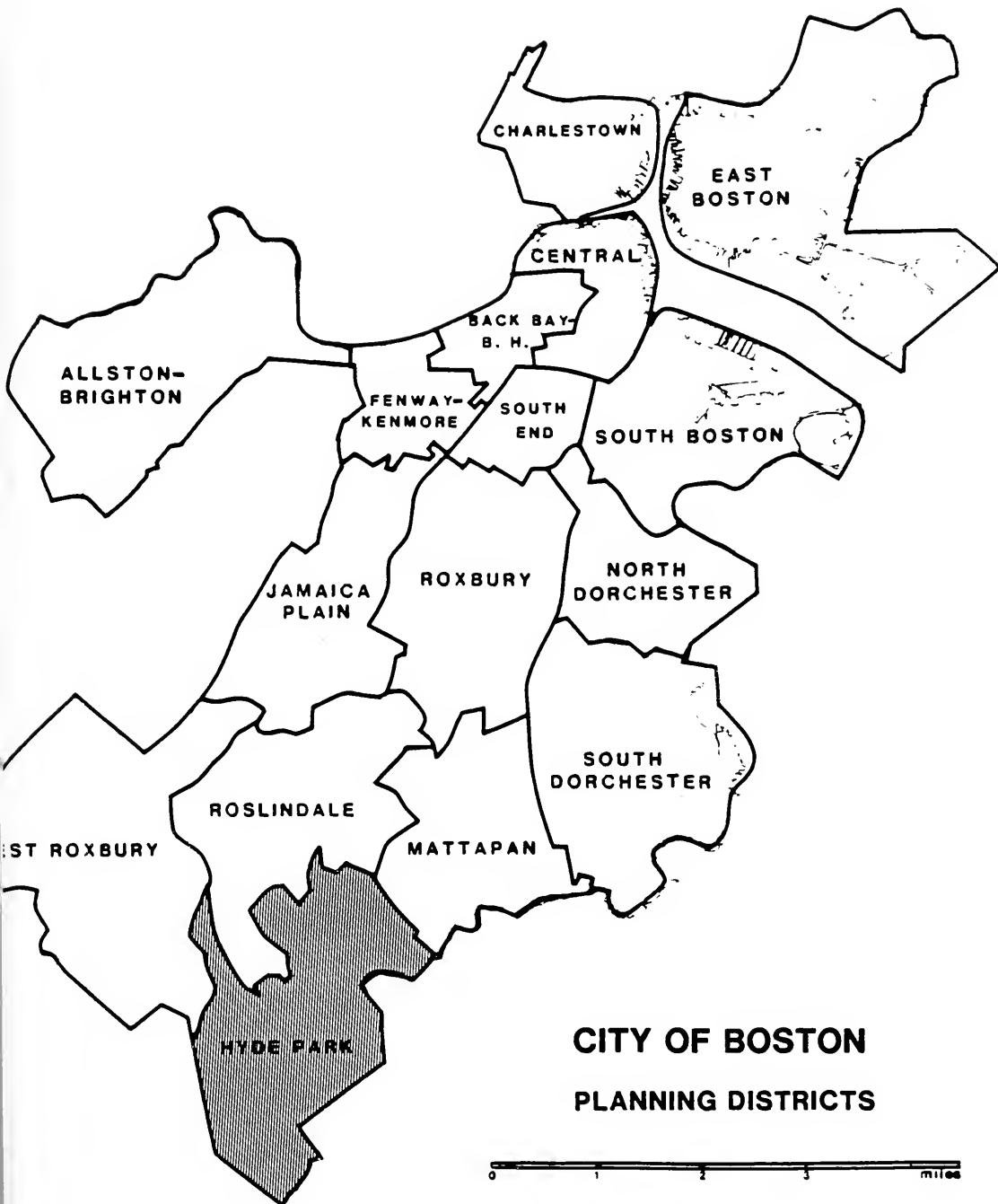
Alexander Ganz
Assistant Director for
Policy Development and Research

Boston Redevelopment Authority
Board of Directors
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Asst. Treasurer
Michael F. Donlan, Member
Kane Simonian, Secretary

DRAFT
For
Discussion Purposes Only

Table of Contents

Introduction	1 .
Population	4 .
Housing Stock	7 .
Residential Market Values	9 .
Property Taxes	12 .
Businesses and Jobs	13 .
Residential Labor Force	17 .
Public Investment	20 .
Private Investment	22 .
Source Notes	24 .
Appendix:	
Summary and Survey Of Hyde Park Development	



HYDE PARK



NEIGHBORHOOD AREAS

- 33 Fairmount Hills
- 34 Georgetown
- 35 Readville
- 36 Stony Brook/Cleary Sq
- 37 West St/ River St

The Neighborhoods of Hyde Park

Hyde Park as a community is composed of five subneighborhoods: Fairmount Hills, Cleary Square, West St./River St., Readville, and Georgetown. Each neighborhood has its own distinct qualities. Nearly half of Hyde Park residents live in the West St./River St. neighborhood. Compared to the overall area, this subneighborhood has a higher proportion of renter-households. The area also holds a large number of two- and three-family homes and new apartment buildings, and has been undergoing a racial transition. Fairmount Hills is the next most heavily populated area. It is recognized as one of the more prestigious of the subneighborhoods, with its large brick Colonial and Victorian houses on large spacious lots. Cleary Square/Stony Brook follows behind Fairmount in population. This area is Hyde Park's main commercial center providing personal services, stores, restaurants, and offices. Readville, one of the smallest of the subneighborhoods, is the southernmost tip of Boston, bordering Dedham and Milton. This subarea is generally viewed as a separate neighborhood within the Hyde Park community, served by its own commuter rail stop and the Wolcott Square commercial district. Georgetown is the Hyde Park subneighborhood with the smallest population. Located near West Roxbury, this subarea centers mostly on the Georgetown Housing Development completed during the late 60s. There is also a large number of single-family homes, as well as a section of duplex houses owned by the U.S. Coast Guard for married personnel and their families.



HYDE PARK
SOME PRELIMINARY 1980 - 1985 COMPARISONS

POPULATION & HOUSING PROFILE

	1980		1985		CHANGE	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Population	30,223		33,481		+ 3,258	11.0
In Group Quarters	380		380		0	0.0
Population In Households	29,843		33,101		+ 3,258	11.0
Housing Units	10,979		11,816		+ 837	7.6
Municipalities [Gross]	398	3.6	402	3.4	- 4	- 1.0
Unsubsidized Housing	10,581		11,414		+ 833	7.9
Housing Units Per Household	2.8		2.9		+ 0.1	3.6
<i>& Ethnicity</i>						
White	25,327	83.8	23,437	70.0	- 1,890	- 7.0
Black	3,868	12.8	7,701	23.0	+ 3,833	99.0
Hispanic	514	1.7	1,674	5.0	+ 1,160	226.0
Asian & Other	514	1.7	670	2.0	+ 156	30.0
Persons In Poverty**	2,720	9.0	2,678	8.0	- 42	- 2.0
Median Rent	350		454		+ 104	29.7
Median Household Income**	\$360		\$420		+ 60	16.7
Median Home Value***	\$17,030		\$27,500		+10,470	61.0
Housing Value***	\$27,279		\$86,858		+59,579	218.4

* Estimated

** 1979 & 1984 Figures

*** 1-Family Housing Unit [1979 & 1985] in WARD 18 - Hyde Park\Mattapan

SOURCES: U.S. Bureau of the Census 1980; 1985 Estimated [BRA RESEARCH];
1985 Household Survey; 1985 Boston's Housing Stock;
Boston Assessing Dept. & County Comps; 1979 & 1985 Residential
Property Market Values (BRA Research)

Selected Characteristics 1980

Population Characteristics	Fairmount Hills	Georgetown	Readville	Cleary Square	West St.	River St.	Total for Hyde Park	Town of Dedham
Population	5647	2405	3837	4621	13601	30111	25298	
Educational Attainment of Persons 25 Yrs. ⁺ % of H.S. Graduates	72.3%	74.3%	71.2%	66.3%	69.9%	70.2%	80.5%	
Civilian Labor Force	2928	1153	1999	2356	6852	15288	13135	
No. Unemployed	195	37	120	131	44	927	499	
Unemployment Rate	6.7%	3.2%	6.0%	5.6%	6.5%	6.1%	3.8%	
Travel to work								
No. of Workers	2677	1167	1857	2157	6145	14003		
% That Drive To Work	75.0%	74.8%	78.2%	71.1%	68.5%	72.0%	86.1%	
No. That Carpool	572	198	321	451	1247	2789		
% That Carpool	28.5%	22.7%	22.1%	29.4%	29.6%	27.7%	18.1%	
Income & Poverty Status								
Per Capita Income	\$7,229	\$6,707	\$7,110	\$6,930	\$6,416	\$6,759	\$8,454	
Median Family Income	\$20,949	\$22,373	\$19,971	\$19,608	\$19,335	\$20,113	\$25,149	
Median Household Income	\$17,492	\$20,726	\$17,475	\$14,780	\$16,772	\$17,030	\$22,337	
No. of People & Percentage Below Poverty Level	423	32	232	440	1330	2457		
7.6%	1.3%	6.0%	9.8%	9.9%	8.2%	5.0%		
Housing Units	1915	796	1542	1860	4918	11031	8409	
Owner Occupied % Owner Occupied	1171 61.1%	533 67.0%	730 47.3%	889 47.8%	2864 58.2%	6187 56.1%	6522 77.6%	
Median Value	\$36,600	\$37,200	\$37,000	\$32,400	\$32,900	\$35,220	\$55,900	
Contract Rent	\$177	\$189	\$230	\$186	\$209	\$198	\$213	
Age of Housing Stock								
No. 1939 or Earlier	845	294	676	1233	2000	5048		
% 1939 or Earlier	44.1%	36.9%	43.8%	66.3%	40.7%	45.8%	46.1%	
No. 1970 to 1980	43	22	59	44	218	386		
% 1970-1980	2.2%	2.8%	3.8%	2.4%	4.4%	3.5%	0.0%	
Mobility								
No. 1 Year Tenancy	240	95	215	255	839	1644		
% 1 Year Tenancy	12.5%	11.9%	13.9%	13.7%	17.1%	14.9%	7.9%	

POPULATION 1. (*)

In 1985, Hyde Park's population was 33,481, up over 3,200 persons or 11 percent, since 1980, but still almost 1,500 smaller than in 1970. It makes up nearly 7.5 percent of Boston's land area and is home to 5.5 percent of the city's population. The median age for Hyde Park in 1985 was 34.3 years, 5.5 years more than the city median. Thirty-four percent of Hyde Park residents were in the 45-74 age bracket, which is one-fifth larger than the city average proportion. Seventy percent of residents were white, 23 percent black, and 6 percent Hispanic.

Like the rest of the city, Hyde Park has experienced a decline in family households and an increase in the number of single-person households. Family households fell from 84.3 percent of all households in 1970 to 73.3 percent in 1980, then rebounded to 80 percent in 1985. Only 17 percent of all occupied housing units in 1985 housed only one person, about half of the Boston average proportion. Hyde Park is still a family neighborhood.

In 1980, 79 percent of Hyde Park's adults 25 and older had graduated high school and had some college experience, compared to 63.8 percent in 1970.

(*) Footnotes appear at the end of the text.

HOUSING STOCK 2. (*)

Hyde Park's housing stock numbered 11,816 dwellings in 1985, reflecting a 10 per cent increase since 1980. Most of this net gain of 837 dwelling units consists of two new elderly housing developments totaling 369 apartments and an estimated 390 accessory apartments added within existing homes. The Boston Housing Authority's 1981 completion of the Summer Street elderly homes raised its Hyde Park presence to 454 units, 252 of which were reserved for senior citizens. Hyde Park's vacancy rate has remained constant as its population has grown, with gross vacancies at a low 3 per cent for 1980 and 1985. Of all occupied housing, 44 percent was renter occupied in 1980. The 1985 median gross rent (which includes heat and other energy costs) of \$420 was very close to the city average of \$400. Rents rose by over one-half since 1980. This was one-sixth greater than the rate of consumer inflation over this period.

HYDE PARK HOUSING STOCK
Number of Dwelling Units

<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1985</u>
7,598	9,269	10,735	10,979	11,816

Fewer than half of the households in Readville and Cleary Square are homeowners. In the neighboring town of Dedham and in the rest of Hyde Park owner occupants comprise over 58 percent of households. The rate of home ownership is extremely high in both Dedham (77.6%) and Georgetown (67%), which accounts for the high degree of resident stability for these areas.

More than one-half of the housing stock in Cleary Square was built before 1940, making this some of Hyde Park's oldest housing. In contrast, many of the homes in the neighboring town of Dedham are fairly new. In fact, nearly eight percent of Dedham's housing was less than ten years old at the time of the 1980 census, more than twice the Hyde Park proportion.

Stability and security have been dominant features of Hyde Park's housing market. Between 1955 and 1975 a composite index for all housing types recorded a doubling of prices in the Hyde Park and Mattapan neighborhoods (Ward 18). Although this 99 percent increase was only two-thirds of the 149 percent cumulative rise for the Boston city average, it was sufficient to finish six percent ahead of inflation over this period.

Since 1975, Hyde Park--Mattapan prices have exploded, as seen in the following table. While increases here have still trailed the city average, they have nonetheless been remarkable. One-, two-, and three-family home prices approximately doubled over the two years 1983-1985. Increases were steepest for two- and three-family homes. In spite of this strong value growth, Hyde Park's homes are still among the more affordable in the city. Prices throughout Hyde Park and Mattapan are roughly comparable to those in the Port Norfolk and Pierce Square areas of Dorchester. West Roxbury prices are a bit higher and inland Dorchester, prices much lower.

By mid-1985 the average single-family home in Hyde Park--Mattapan Ward 18 was \$86,858. A first-time buyer who had saved \$17,370 for a 20 percent down-payment needed an annual income of \$33,820 to qualify for a standard bank mortgage. While rising values have lifted homeowner net wealth levels, they have made it harder for resident renters and homeowners' children to find affordable ownership housing.

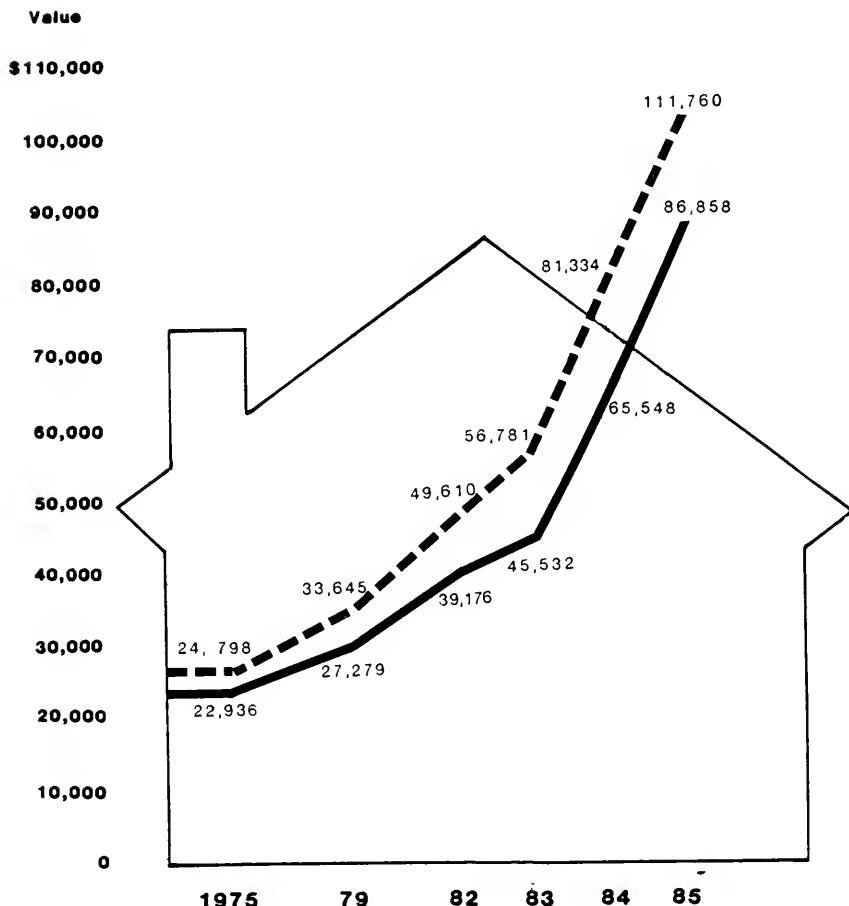
Hyde Park Home Values

(Estimated mean values for Hyde Park/Mattapan Ward 18)

	<u>1975</u>	<u>1979</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>
one-family	\$22,936	\$27,279	\$39,176	45,532	65,548	86,858
two-family	24,814	29,513	37,836	46,582	70,611	102,022
three-family	24,885	29,598	37,682	48,362	74,472	111,941

Source: BRA Research

**CHANGING VALUES OF SINGLE FAMILY HOMES:
HYDE PARK / MATTAPAN (WARD 18)
(Estimated Mean Values in Current Dollars)**



— Hyde Park / Mattapan

- - - City of Boston

Source: Boston Redevelopment Authority Research Department, 1986.
Estimated mean values in current dollars.



Property Taxes 4.

Hyde Park taxpayers have had their tax bills cut or contained by Proposition 2½, the downtown real estate boom, and equalization with classification. The following table shows that average one-, two-, and three-family home tax bills in Hyde Park (Ward 18) are 20 percent to 30 percent lower today than they were ten years ago. After adjusting for inflation, the "real" size of homeowner tax bills has fallen by 50 percent since fiscal year 1976.

Hyde Park Homeowner Taxes
(mean tax bills, by Fiscal Year, for Ward 18)

	<u>1976</u>	<u>1980</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>
1 family	\$ 911	\$1,171	\$808	\$686	\$733	\$735
2 family	1,152	1,471	841	728	835	878
3 family	1,322	1,690	785	679	780	908

Source: Boston City Assessing Department compiled by BRA Research.

In addition to the general tax cuts required by Proposition 2½, the improvements in fairness and accuracy brought by equalization, and the housing tax protection of classification, Hyde Park taxpayers have also benefited from the tax base growth in Boston's booming downtown. The proportion of total Boston property taxes paid by Hyde Park/Mattapan Ward 18 as declined steadily from 5.2 percent in Fiscal Year 1978 to 4.9 percent in Fiscal Year 1981 to 3.9 percent in Fiscal Year in 1986. Over the ten years ending with Fiscal Year 1986, Hyde Park/Mattapan's total property bill fell from \$17.8 million to \$14.9 million. After adjusting for the effects of inflation this represents a 57 percent drop in tax burden.

HYDE PARK BUSINESSES AND JOBS 5.

In 1981, there were 323 business establishments in Hyde Park (zip code areas 02136 and 02137) employing 6188 people. One-third of these jobs were in the manufacturing sector. In the 1977 to 1983 period, the manufacturing sector experienced an 18 percent decline in the number of firms and a 26 percent drop in employment.

HYDE PARK
CHANGES IN MANUFACTURING SECTOR
1977-1983

	<u>1977</u>	<u>1979</u>	<u>1981</u>	<u>1983</u>
No. of Firms	45	45	41	37
No. of Employees	2381	2314	2388	1769

There are five major manufacturers in Hyde Park, each with a hundred or more workers. Between 1977 and 1986, two of these establishments have left the area and been replaced by smaller establishments and a third company has cut back its work force for a total job loss of 520. At the same time, two of these firms gained 120 workers. The result is a net loss of 400 jobs among the large employers from 1977 to 1986. Among the small-sized manufacturing firms in Hyde Park, during the 1977 to 1983 period 13 firms ceased operations and 250 workers were forced to seek employment elsewhere.

Retail trade in Hyde Park consisted of 81 establishments which employed 1,641 workers in 1981. The major retail employers were the eleven food stores which employed 809 and the eight apparel and accessory stores which had 394 employees.

The services sector employed 942 in its 94 firms in 1981, 358 were employed in 21 health services establishments and 11 membership organization employed 203.

Hyde Park's Major Manufacturers
Employment 1977-1986

Name(s) of Firm(s)	1977	1981	1983	1986
<u>Address</u>				
AMERICAN DAVIDSON (FORMERLY WESTINGHOUSE)	700	760	440	258
DAMON ROAD			269	242
JAMES RIVER CORP. (FORMERLY DIAMOND INTERNATIONAL)	300	325		
892 RIVER STREET				
MAGNESIUM CASTING CO.				
98 BUSINESS ST.	190	200	230	250
BURTMAN IRON WORKS				
58 SPRAGUE STREET	110	110	110	170
HARWICH INDUSTRIES INC.				
1205 HYDE PARK AVE.	100	90	100	80
 TOTAL	1400	1485	1149	1000

TABLE A 9

BOSTON NEIGHBORHOOD BUSINESS PATTERNS
 NUMBER OF ESTABLISHMENTS AND NUMBER OF EMPLOYEES
 BY TYPE OF BUSINESS, 1981

HYDE PARK

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	AGRI.& MINING	1	14
	CONSTRUCTION	47	437
15	GENERAL CONTRACTORS	9	63
16	HEAVY CONSTRUCTION	6	93
17	SPECIAL TRADE CONTRACTORS	32	281
	MANUFACTURING	27	2,018
20	FOOD & KINDRED PRODUCTS	3	108
21	TOBACCO MANUFACTURES	0	0
22	TEXTILE MILL PRODUCTS	0	0
23	APPAREL & OTHER TEXTILE	2	79
24	LUMBER & WOOD	0	0
25	FURNITURE & FIXTURES	1	14
26	PAPER & ALLIED PRODUCTS	3	448
27	PRINTING & PUBLISHING	3	120
28	CHEMICALS	1	14
29	PETROLEUM & COAL PRODUCTS	1	14
30	RUBBER & PLASTICS	0	0
31	LEATHER	0	0
32	STONE,CLAY & GLASS	1	2
33	PRIMARY METALS	2	41
34	FABRICATED METAL	3	178
35	MACHINERY EX. ELECTRICAL	5	750
36	ELECTRIC & ELECTRONIC EQUIPMENT	2	246
37	TRANSPORTATION EQUIPMENT	0	0
38	INSTRUMENTS	0	0
39	MISCELLANEOUS MANUFACTURING	1	2
	TRANS.P. & PUB.U.	21	336
41	LOCAL TRANSIT	7	59
42	TRUCKING & WAREHOUSING	11	241
44	WATER TRANSPORTATION	0	0
45	TRANSPORTATION BY AIR	0	0
47	TRANSPORTATION SERVICES	0	0
48	COMMUNICATION	1	34
49	ELECTRIC,GAS & SANITARY SERVICES	1	2

CONTINUED NEXT PAGE

HYDE PARK
CONTINUED

SIC	TYPE OF BUSINESS	ESTABLISHMENTS	EMPLOYEES
	WHOLESALE TRADE	31	584
50	WHOLESALE TRADE-DURABLE	20	264
51	WHOLESALE TRADE-NONDURABLE	11	321
	RETAIL TRADE	81	1,641
52	BUILDING MATERIALS & GARDEN	3	19
53	GENERAL MERCHANDISE STORES	3	19
54	FOOD STORES	11	809
55	AUTOMOTIVE DEALERS & SERVICE	7	34
56	APPAREL & ACCESSORY STORES	8	394
57	FURNITURE & HOME FURNISHINGS	3	23
58	EATING & DRINKING PLACES	22	146
59	MISCELLANEOUS RETAIL	25	197
	FINANCE-INS.-R.E.	11	176
60	BANKING	4	115
61	CREDIT AGENCIES	1	14
62	SECURITY, COMMODITY BROKERS	0	0
63	INSURANCE CARRIERS	1	2
64	INSURANCE AGENTS, BROKERS	4	9
65	REAL ESTATE	2	36
66	COMBINED REAL ESTATE-INSURANCE	0	0
67	HOLDING & OTHER INVESTMENT	0	0
	SERVICES	94	942
70	HOTELS & OTHER LODGING	0	0
72	PERSONAL SERVICES	17	106
73	BUSINESS SERVICES	9	90
75	AUTO REPAIR	17	91
76	MISCELLANEOUS REPAIR	3	16
78	MOTION PICTURES	2	5
79	AMUSEMENT & RECREATION	2	9
80	HEALTH SERVICES	21	358
81	LEGAL SERVICES	2	9
82	EDUCATIONAL SERVICES	4	33
83	SOCIAL SERVICES	3	16
84	MUSEUMS	0	0
86	MEMBERSHIP ORGANIZATIONS	11	203
89	MISCELLANEOUS SERVICES	3	7
	NONCLASSIFIABLE ESTABLISHMENTS	11	39
	TOTAL	323	6,188
	PERCENT OF SUFFOLK COUNTY	1.9	1.4

SOURCE: U.S. BUREAU OF THE CENSUS, COUNTY BUSINESS PATTERNS, 1981.

RESIDENTIAL LABOR FORCEEmployment and Occupation:

Only one percent of Hyde Park's 20,500 workers were unemployed in 1985. Just five years earlier the neighborhood's labor force was one-fourth smaller and unemployment stood at 6.1 percent. Prosperity is also apparent in Hyde Park's occupational profile. The 36 percent of Hyde Park workers holding professional, managerial, or technical jobs in 1985 exactly matches the city average proportion in this desirable classification. Office support and secretarial jobs account for 22 percent of residents' occupations. Sixteen percent of jobs held by Hyde Park residents fall within the crafts/technical and operations categories of blue collar work. Cleaning, food, health, and other services together make up 18 percent of occupation. Seven percent work in sales.

Industry of Employment:

Just as the occupations of Hyde Park residents reflect the national shift to white collar activities and Boston's successful specialization in these areas, so do the industries in which these occupations occur mirror major trends. The people of Hyde Park, like their neighbors in the rest of Boston, have seen their largest employer, the services sector, grow still larger. The following table shows that the proportion of resident workers, in both Hyde Park and the entire city, that is employed by service sector firms has grown from about 30 percent in 1980 to 39 percent in Hyde Park and 36 percent in Boston in 1985. In Hyde

Park this shift has been accomplished primarily through a decline in the proportion of residents working in trade--a reduction from 16 percent to 9 percent. The city-wide shift to services employment was accommodated by a sharp drop in the employment roll of government, but government employment has remained fairly stable among Hyde Park residents, declining from 15 percent in 1980 to 13 percent in 1985. Manufacturing firms continue to be Hyde Park's second most important employer, after services, providing jobs to nearly one-fifth of the neighborhood's workforce.

INDUSTRY OF EMPLOYMENT
OF RESIDENT WORKERS
HYDE PARK--CITY OF BOSTON

1980-1985

(IN PERCENT)

INDUSTRY	HYDE PARK		BOSTON	
	1980	1985	1980	1985
CONSTRUCTION	1	2	2	3
MANUFACTURING	16	19	14	14
TCPU *	7	5	6	5
TRADE	16	9	16	16
FIRE **	12	10	7	8
SERVICES	29	39	31	36
GOVERNMENT	15	13	20	11
SELF-EMPLOYMENT	4	4	5	7
TOTAL	100	100	100	100

* TRANSPORTATION, CONSTRUCTION AND PUBLIC UTILITIES

** FINANCE, INSURANCE, AND REAL ESTATE

SOURCE: BRA HOUSEHOLD SURVEY 1980, 1985

Job Location and Journey to Work:

Hyde Park's residential character, its distance from downtown, and its proximity to Route 128 and south suburban communities are all reflected in the job locations of its resident workforce. In 1985, only 9 percent worked in their own neighborhood and 19 percent had jobs downtown, among the lowest proportions for any Boston neighborhood. One-third worked in the metro area outside of the city. Five percent had jobs outside the metro area.

Most working residents of Hyde Park drive or car pool to their jobs, but use of public transportation has been increasing. Car, truck, or van use declined from 69 percent in 1980 to 64 percent in 1985. At the same time MBTA rose in importance from 23 percent to 29 percent. Five percent walked to work in 1985.

Hyde Park is receiving a sizable amount of public investment by the City of Boston, Massachusetts Department of Public Works (MDPW), Boston Water and Sewer Commission (BSWC), and the Metropolitan District Commission (MDC). The city is investing a total of \$3.4 million in capital improvements in Hyde Park. Repairs and renovations to the police station, fire house, and branch library will cost \$1 million. An additional \$1 million will be spent to improve the Cleary Square Business District. The Haley School and Hyde Park High School will receive \$800,000 for improvements. The city will also spend \$400,000 to renovate the Ross Playground. The Boston Police Academy was placed in the Fairmount School at a cost of \$250,000.

Since 1978, the MDPW has appropriated \$4 million for bridge reconstruction in Hyde Park. The Fairmount St. Bridge was completed in 1983, the Canterbury Street Bridge was completed in the spring of 1986, the West Street Bridge is under construction and their next project is to reconstruct the Mother Brook Bridge.

The BWSC has recently contracted a firm to clean and reline water mains. This project will be completed during the summer of 1986 at a cost of \$1.5 million.

The MDC has a considerable amount of property in Hyde Park with its Stony Brook Reservation and Parkway System. In Stony Brook, there have been a number of improvements to the pool, skating rink and ball fields. The pool has received a new slide, the skating rink was enclosed and will have its rink slab and refrigeration system replaced, and Connell Field will be reconstructed in 1986. All totaled, the MDC will be investing \$3.1 million in its Hyde Park recreation facilities between 1978 and 1987 when these current projects are expected to be completed.

Hyde Park has received more than \$12 million in public investment from city and state agencies since 1978. This money will significantly improve the infrastructure and public facilities and contribute to sustaining the high level of public services which prompted Hyde Park to become a neighborhood of Boston in 1912.

Private development in Hyde Park is expected to total \$45.2 million between 1975 and 1989, (as shown in the tables and list in the Appendix). Residential development represents 71 percent of the total investment and will generate 724 new dwelling units. Half of these are reserved for the elderly at the Blake Estates I and II and the remainder in the Boston Housing Authority's Summer Street development (see appendix list). Another 49 units are being created through the re-use of the old Seaverns Wool Mill. The completion of the 213 Victoria Heights townhouse in 1987 will expand options for market rate home-ownership.

Industrial development is the second most significant investment sector of the Hyde Park economy with \$6.7 million in development. This investment will renovate 167,000 square feet of industrial space and create 193,000 square feet of new industrial space. Retail investment is also very strong in Hyde Park: \$5.7 million in retail construction is expected between 1975 and 1989. The retail development consists of a new mall with 50,000 square feet of retail space, 4 new stores, and 16 renovated stores. The transportation sector has experienced a \$344,000 investment with the development of two repair garages in the neighborhood. The renovation of the opera house into dance studios involved an investment of \$250,000 into Hyde Park's Cultural and Recreational sector.

Hyde Park's private investment record confirms the neighborhood's continuing role as a place to live, work, and shop. The industrial base represents 3.4 percent of private property values, according to 1986 Tax Assessor's records for Ward 18, and has been the target of 15 percent of recent private investment. By Boston standards, these are fairly high proportions. Office and retail properties make up 9.5 percent of the neighborhood property base and 13.7 percent of recent investments. Most important of all, Hyde Park is home to its many residents, with 89 percent of the property base devoted to housing and 71 percent of new investments aimed at maintaining this role.

Footnotes

Sources Are Listed In The Order
In Which They Appear In The Text

1. The sources for demographic statistics are:

1970 and 1980 population - U.S. Bureau of Census
1985 population - preliminary estimates of BRA Research
1985 age and race - Boston at Mid-Decade;
Results of the 1985 Household Survey; Vol I.
Demographic Characteristics by Margaret C. O'Brien, BRA
Research, July 1986.
1970 and 1980 household types - U.S. Bureau of Census
1985 household type - O'Brien, op. cit.
1970 and 1980 educational attainment - U.S. Bureau of Census
1980 subneighborhood statistics - Boston Population and
Housing by Neighborhood Areas, 1980;
Demographic Information from the U.S. Bureau of the Census,
in collaboration with the City of Boston and the Boston
Redevelopment Authority; BRA Research, September 1983.

2. The sources for housing stock data are:

1980 housing stock - U.S. Bureau of Census
1985 housing stock - Boston's 1985 Housing Stock and
Comparisons with 1980, by BRA Planning District by Rolf
Goetze, Ph.D., BRA Research, December 1985.

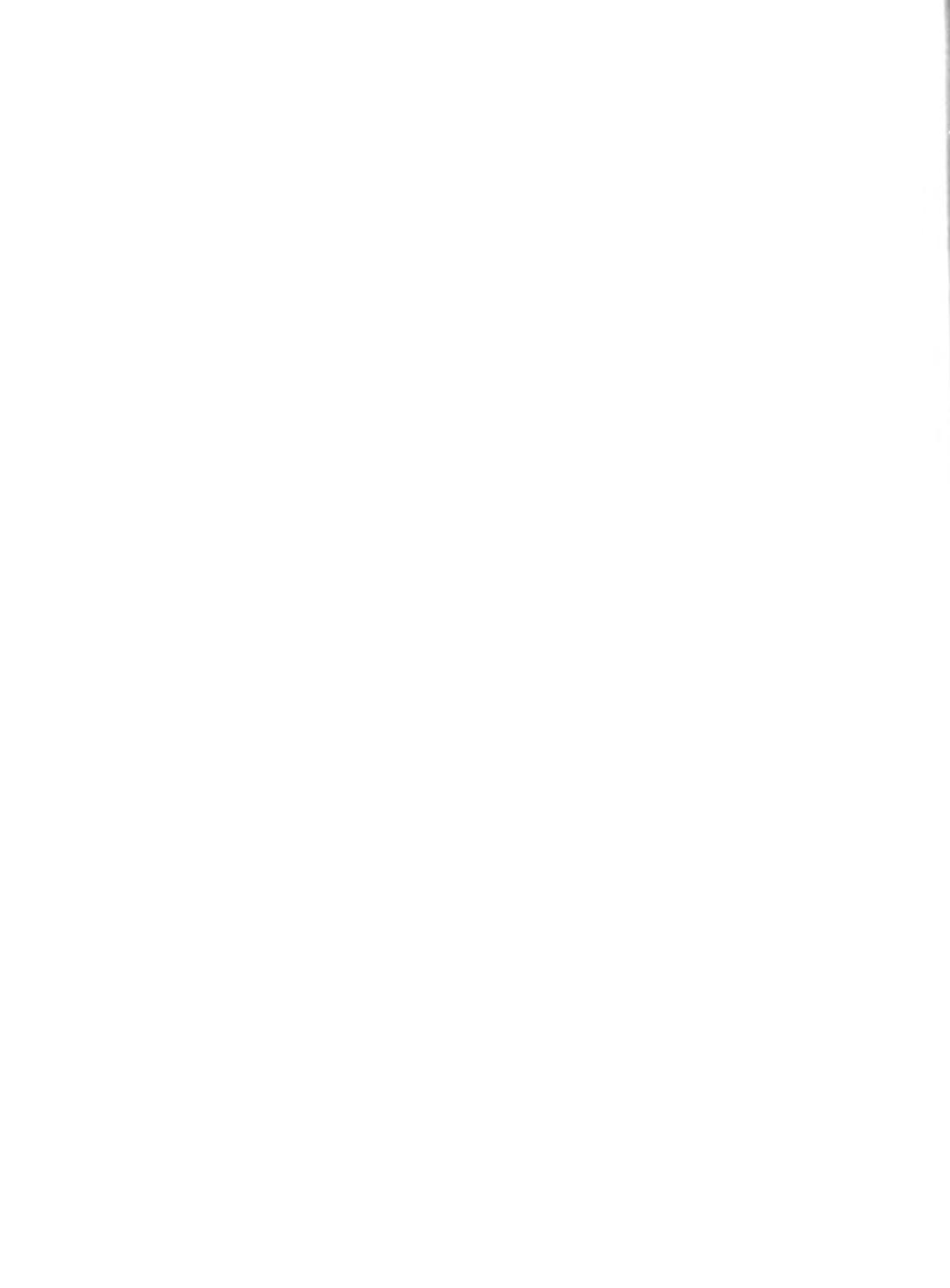
Additions to the housing stock, 1980-1985 are detailed in
the appendix to this report.

1980 housing vacancy rate was prepared from U.S. Bureau of
Census data by BRA Research.
1985 housing vacancy was reported in Boston at Mid-decade...
Vol V. Characteristics of Housing Units by Deborah A.
Oriola, BRA Research, June 1986.
1980 owner/renter proportions - U.S. Bureau of Census
1985 gross rents - Oriola, op.cit.

3. The sources for residential realty values are:

1955-1975 value trends were reported in
Tax Constraint and Fiscal Policy: After the Property Tax,
Vol. I, Ch. 4, by John Avault and Alex Ganz, BRA Research,
September 1983.
1975-1985 home prices are from work in progress, BRA
Research.

4. Property tax data were complied by BRA Research from Boston
Assessing Department records.



5. [Businesses and Jobs](#)

1981 employment & establishment, [Neighborhood Business, Patterns](#), Jeffery Brown, BRA Research April 1983.

1977-1985 Manufacturing Sector, [Boston's Manufacturing Universe 1977-1983](#), Bob Pritchard, EDIC, October, 1984.

5 major employers 1977-1983, [Boston Big Picture](#), EDIC, 1985

5 major employers 1986, BRA Research, Telephone Survey, Mark Johnson, Aug, 1986.

Small manufacturing firms, 1973-1983, [Boston's Big Picture](#), EDIC, 1985

Retail Trade, Jeffrey Brown, 1980, [op. cit.](#).

Service Sector, Jeffrey Brown, 1980, [op. cit.](#).

6. [Residential Labor Force](#)

Employment and Occupation, [Boston at Mid-Decade; Results of the 1985 Household Survey](#); Anne Hafrey, BRA, Research, 1985.

Industry and Occupation, Hafrey, 1985, [op. cit.](#).

Job Location and Journey to Work, Hafrey 1985, [op. cit.](#).

7. [Public Investment](#)

City of Boston capital improvements, Office of Capital Planning, Tony Artuso.

MDPW spending, Massachusetts Department of Public Works, Bridge Section, Michael Healy.

BWSC projects, Boston Water and Sewer Commission, Construction Dept.

MDC public investment, Metropolitan District Commission, Capital Planning office, Richard Corsi.

8. [Private Investment](#)

Private development data

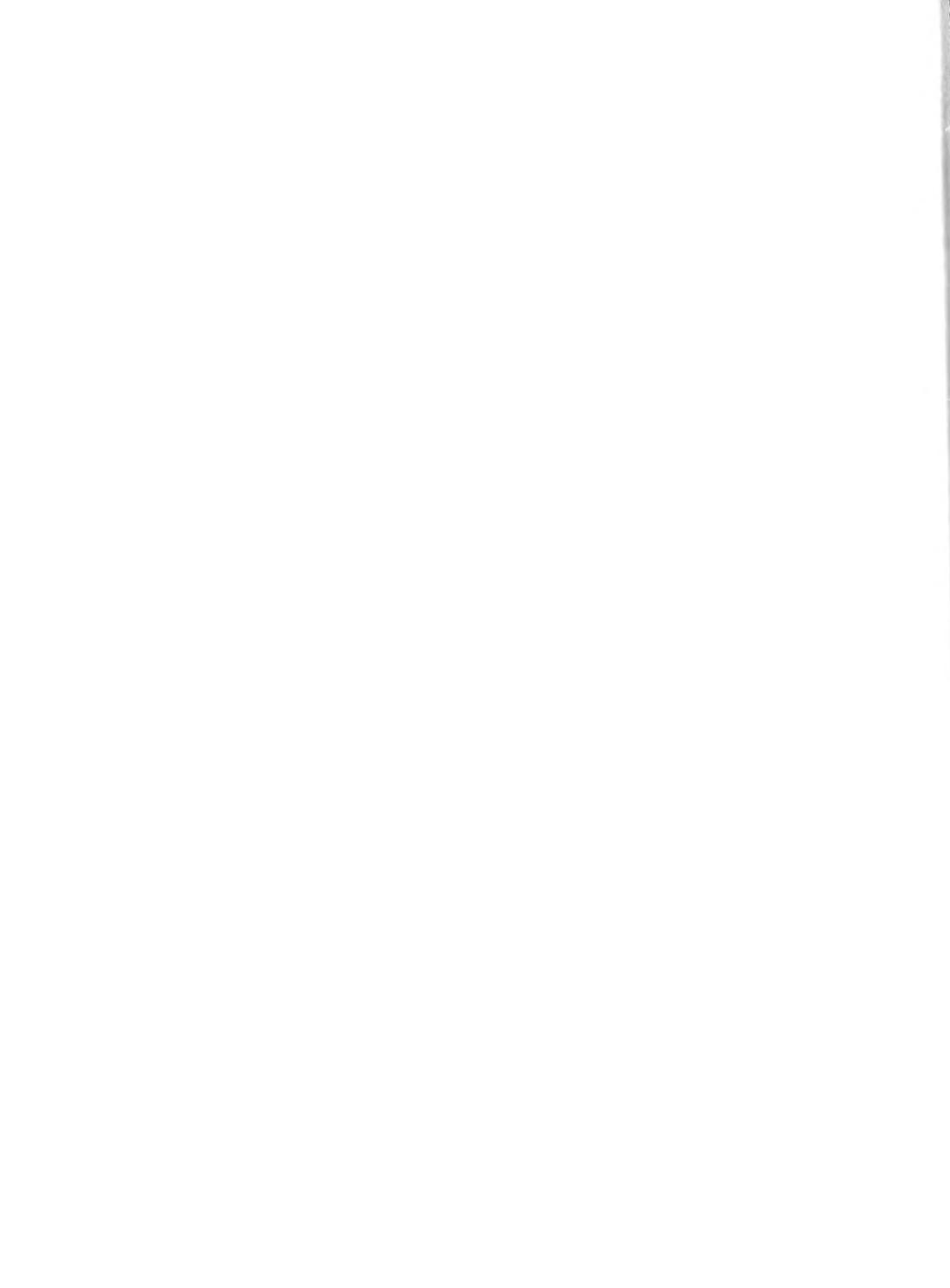
BRA Research Dept, Private Development list, Mark Johnson and John Avault August, 1986.

Tax assessment data, City of Boston. Assessing Dept.



Appendix
Summary and Survey
of
Hyde Park Development
1975-1989

MJ/B/081986



HYDE PARK DEVELOPMENT COST SUMMARY

O T A L S

卷之三

— 1978

1981 \$6,753
1982 \$1,087

REARED BY B.R.A. RESEARCH
FIGURES IN THIS TABLE ARE ES-
TIMATES AND ACQUITION COSTS.

DATE: 86-205; TIME: 11:24:29.8; CPU TIME: 0002.7 SEC

HYDE PARK DEVELOPMENT SUMMARY

ALL CONSTRUCTION
DEVELOPMENT MAGNITUDES

YEAR	OFFICE (S.F.)	RETAIL (S.F.)	MEDICAL (S.F.)	EDUCATIONAL (S.F.)	RECREATION & CULTURAL (S.F.)	PARKING & TRANSPORT. (CARS)	INDUSTRIAL (S.F.)	HOTEL (ROOMS)	EXHIBITION (S.F.)	RESIDENTIAL (D.U.)	YEAR
1975											1975
1976											1976
1977											1977
1978											1978
1979						86,000					1979
1980										263	1980
1981							25,000			106	1981
1982								87,450			1982
1983									40,900		1983
1984								23,000			1984
1985									90,000		1985
1986										7,200	1986
1987											1987
1988											1988
1989											1989
TOTALS									50,400		TOTALS
									359,550		
										724	
											TOTALS

PREPARED BY B.R.A. RESEARCH
 NOTE: DEVELOPMENT IS LISTED BY YEAR OF ACTUAL OR ANTICIPATED COMPLETION.
 SQUARE FOOT FIGURES ARE "NET LEASABLE" SPACE.

DATE: 86-205; TIME: 11:24:58.9; CPU TIME: 0003.7 SEC



DEVELOPMENT LIST READERS GUIDE

YEAR OF COMPLETION	DEVELOPMENT TYPE	NO. OF MULTICOMPONENTS	HOUSING TYPE	ADMIN. AGENCY	PROJECT NAME	CONSTRUCTION COST	SIZE	STATUS	SUBSIDIZED UNITS SERVED		
									RENTAL SUBSIDY TYPE	POPULATION UNITS SERVED	POPULATION UNITS SERVED
1984	RESIDENTIAL	M2 REUSE ROSLINDALE HIGH SUBSIDIZED ELDERLY	SECT. 202	CDBG	ROSЛИDALE SENIOR HSG CORP	\$4,680,000	84 DU	ELDERLY/LDM INCOME	MARD 19 10	1025	1025

PROJECT NAME	ADDRESS	TOTAL DEV. COST	UNITS	TYPE	SUBSIDIZED UNITS SERVED		
					RENTAL SUBSIDY TYPE	POPULATION UNITS SERVED	POPULATION UNITS SERVED
REVIEW 110 POPLAR STREET	SECT. 202	84	84	RENTAL			



HYDE PARK DEVELOPMENT LIST 7.23.86

5 RETAIL

NEW	STAR/OSCO MALL COMPLT 1377 HYDE PARK AVENUE	\$2,500,000	50,000 TAX SQ FT	HYDE PARK	WARD 18 18	9
-----	--	-------------	---------------------	-----------	------------	---

9 INDUSTRIAL

RENOV	ACME INDUSTRIAL EQUIPMENT CORP. (EDIC) 1415 HYDE PARK AVENUE	\$560,000	86,000 TAX SQ FT	HYDE PARK	WARD 18 18	141
-------	---	-----------	---------------------	-----------	------------	-----

0 RESIDENTIAL

NEW	BLAKE ESTATES PHASE I COMPLT HYDE PARK AVENUE RENTAL MHFA	\$6,330,000	175 121A HYDE PARK DU	ELDERLY	WARD	190
NEW	BLAKE ESTATES PHASE II COMPLT 790-800 HYDE PARK AVENUE RENTAL MHFA	\$3,300,000	88 121A HYDE PARK DU	ELDERLY	WARD 18 8	191

5 INDUSTRIAL

NEW	BURTMAN IRON WORKS (EDIC) 59 SPRAGUE STREET	\$500,000	25,000 TAX SQ FT	HYDE PARK	WARD 18 20	278
-----	--	-----------	---------------------	-----------	------------	-----

RESIDENTIAL

NEW	SUMMER STREET ELDERLY (BHA)	\$3,500,000	106 EXEMPT HYDE PARK DU		WARD 18 12	292
-----	-----------------------------	-------------	----------------------------	--	------------	-----

INDUSTRIAL

NEW	VILLAGE FORGE (EDIC) 59 SPRAGUE STREET	\$350,000	9,000 TAX SQ FT	HYDE PARK	WARD 18 20	365
ENOV	FORMAID COMPANY (EDIC) 1641 HYDE PARK AVENUE	\$465,000	40,000 TAX SQ FT	HYDE PARK	WARD 18 18	373
NEW	STORE-ALL 3 RENTAL BLDGS COMPLT 140 NEPONSET VALLEY PKWY	\$960,000	38,450 TAX SQ FT	HYDE PARK STORE-ALL INC.	WARD 18 19	374

INDUSTRIAL

ENOV	MAGNESIUM CASTING CO. (EDIC) 110-114 RESERVATION RD.	\$900,000	40,900 TAX SQ FT	HYDE PARK	WARD 18 19	502
------	---	-----------	---------------------	-----------	------------	-----

OFFICE

NEW	39 SPRAGUE ST IMPLT OFFICE BLDG	\$102,000	2 TAX STORY	HYDE PARK CARL MUSTO	WARD 18 20	597
-----	------------------------------------	-----------	----------------	-------------------------	------------	-----

RETAIL

NOV	OLD MASONIC BUILDING FAIRMOUNT AVENUE	15 TAX STORES	HYDE PARK	WARD 18 18	615
-----	--	------------------	-----------	------------	-----

CULTURAL & RECREATIONAL

ENOV OPERA HOUSE(OLD MASONIC BUILDING) MPLT FAIRMOUNT AVENUE	\$250,000	TAX	HYDE PARK	WARD 18 18	637
---	-----------	-----	-----------	------------	-----

INDUSTRIAL

EW 53 WALTER ST MPLT BOX MANUFACTURER	\$121,000	23,000 TAX SQ FT	HYDE PARK POVERMAN BOX	WARD 18 13	648
--	-----------	---------------------	---------------------------	------------	-----

RETAIL

NOV DOTTIES ICE CREAM MPLT 3 FAIRMOUNT AVE	\$40,000	400 TAX SQ FT	HYDE PARK DOTTIE WHITE & DON HUSSEY	WARD 18 18	739
---	----------	------------------	--	------------	-----

TRANSPORTATION & PARKING

EW 875-877 HYDE PARK AVE MPLT REPAIR GARAGE	\$200,000	1 TAX STORY	HYDE PARK ROCHE REALTY TRUST	WARD 18 14	786
--	-----------	----------------	---------------------------------	------------	-----

EW 120 BUSINESS ST MPLT GARAGE	\$144,000	1 TAX STORY	HYDE PARK 2ND 1502 RIVER ST TRUST	WARD 18 19	787
-----------------------------------	-----------	----------------	--------------------------------------	------------	-----

INDUSTRIAL

EM 65-75 SPRAGUE ST. MPLT 2 RENTAL WAREHOUSES	\$1,705,500	90,000 TAX SQ FT	HYDE PARK SHAPIRO PROP. R.E. TRT	WARD 18 20	801
--	-------------	---------------------	-------------------------------------	------------	-----

INDUSTRIAL

EW 937 HYDE PARK AVE VIEW FOOR MFG	\$350,000	7,200 TAX SQ FT	HYDE PARK SENINO	WARD 18 14	1005
---------------------------------------	-----------	--------------------	---------------------	------------	------

RESIDENTIAL

EM 477-485-487-489-491 HYDE PARK AVE VIEW 2 & 4 UNIT APARTMENTS RENTAL	\$315,000	8 TAX DU	HYDE PARK CITY-PFO	WARD 18 7	1082
--	-----------	-------------	-----------------------	-----------	------

EM 7-11-15-19-23 ARBORFIELD RD. VIEW 1 FAMILY HOUSES OWNER	(\$675,000)	9 TAX DU	HYDE PARK SEVENEL INC	WARD 18 5	1083
--	---------------	-------------	--------------------------	-----------	------

USE SEAVENNS MILL-FORMER WOOL MILL VIEW 1608 RIVER ST. CO-OP	\$3,500,000	49 TAX DU	HYDE PARK MILLS TRUST RLTY	WARD 18 19	1084
--	-------------	--------------	-------------------------------	------------	------



INDUSTRIAL

EW 46 BUSINESS ST VIEW WELDING SHOP	\$220,000	1 TAX STORY	HYDE PARK JAMES LOFTUS	HARD 18 19	1268
--	-----------	----------------	---------------------------	------------	------

RESIDENTIAL

EW 1-213 VICTORIA HEIGHTS RD. VIEW TOWNHOUSES OWNER	\$6,390,000	213 TAX DU	HYDE PARK VICTORIA HEIGHTS ASSOC.	HARD 18	1296
EW 1887,1897 RIVER VIEW TOWNHOUSE APTS. OWNER	\$550,000	20 TAX DU	HYDE PARK MILLPOND REALTY TRUST	HARD 18 19	1297
EW APARTMENTS GEORGE WRIGHT GOLF COURSE LIVING ON WEST ROXBURY LINE	(\$3,750,000)	50 TAX DU	HYDE PARK BRADGATE DEV CORP	HARD 18	1299
EW 40-48 WEBSTER STREET VIEW APARTMENT BUILDING RENTAL	\$150,000	6 TAX DU	HYDE PARK MARIO MUSTO	HARD 18 13	1300

RETAIL

EW 99 FAIRMOUNT AVE VIEW BLDG FOR 4 STORES	\$1,000,000	4 TAX STORES	HYDE PARK ALDO RUSCITO	HARD 18 18	1411
---	-------------	-----------------	---------------------------	------------	------

DEVELOPMENT PROJECTS WITH MULTIPLE COMPONENTS ARE INDICATED WITH AN "M" FOLLOWED BY A NUMBER, BENEATH THE YEAR OF COMPLETION.

FIRST LINE OF EACH ENTRY CONTAINS AN ESTIMATED "HARD" CONSTRUCTION COST.

NUMBERS IN PARENTHESES ARE ESTIMATES BASED ON AVERAGE "SQUARE FOOT" OR "UNIT" COSTS.

SECOND LINE CONTAINS A "TOTAL DEVELOPMENT COST", WHERE KNOWN.

MAILED BY B.R.A. RESEARCH



BOSTON PUBLIC LIBRARY



3 9999 06316 415 4

